

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206



FOR LEASE RETAIL SPACE / PADS

PROPERTY HIGHLIGHTS

- Retail Spaces from $\pm 1,245$ SF Available
- Three Pad Opportunities Available for Ground Lease or Build to Suit
- Easy Access to Interstate 60 One-Half Mile South
- Densely populated - $\pm 140,000$ living within 3 miles
- Regus Co-Working Office Space $\pm 59,418$ SF and Goodwill Bringing Daily Traffic
- Ample Parking
- Monument Signage Available
- Located at Major Intersection

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM

JAKE SCHMITT

480.420.2321

JAKES@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.

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SUITE	TENANT	SIZE	NOTES
3617-1	AVAILABLE	±1,245 SF	END CAP UNIT
LEASED	Arizona Contractor License Center	±2,302 SF	
LEASED	Niro's House Mediterranean Kitchen	±2,480 SF	
LEASED	Friends in Style Salon	±1,240 SF	
LEASED	Crush Nails & Spa	±1,240 SF	
LEASED	Permanent Record Ink	±1,240 SF	
3641	AVAILABLE (DECEMBER 2025)	±6,122 SF	SPACE DIVISIBLE TO ±2,000 SF
LEASED	Goodwill	±34,591 SF	
LEASED	APSK Martial Arts	±2,676 SF	
3701-3	AVAILABLE	±1,322 SF	CONTINUOUS SPACE AVAILABLE TO ±2,950 SF
3701-4	AVAILABLE	±1,628 SF	CONTINUOUS SPACE AVAILABLE TO ±2,950 SF
LEASED	Impact Dance	±8,156 SF	
PADS	AVAILABLE	FLEXIBLE	BUILD TO SUIT / GROUND LEASE

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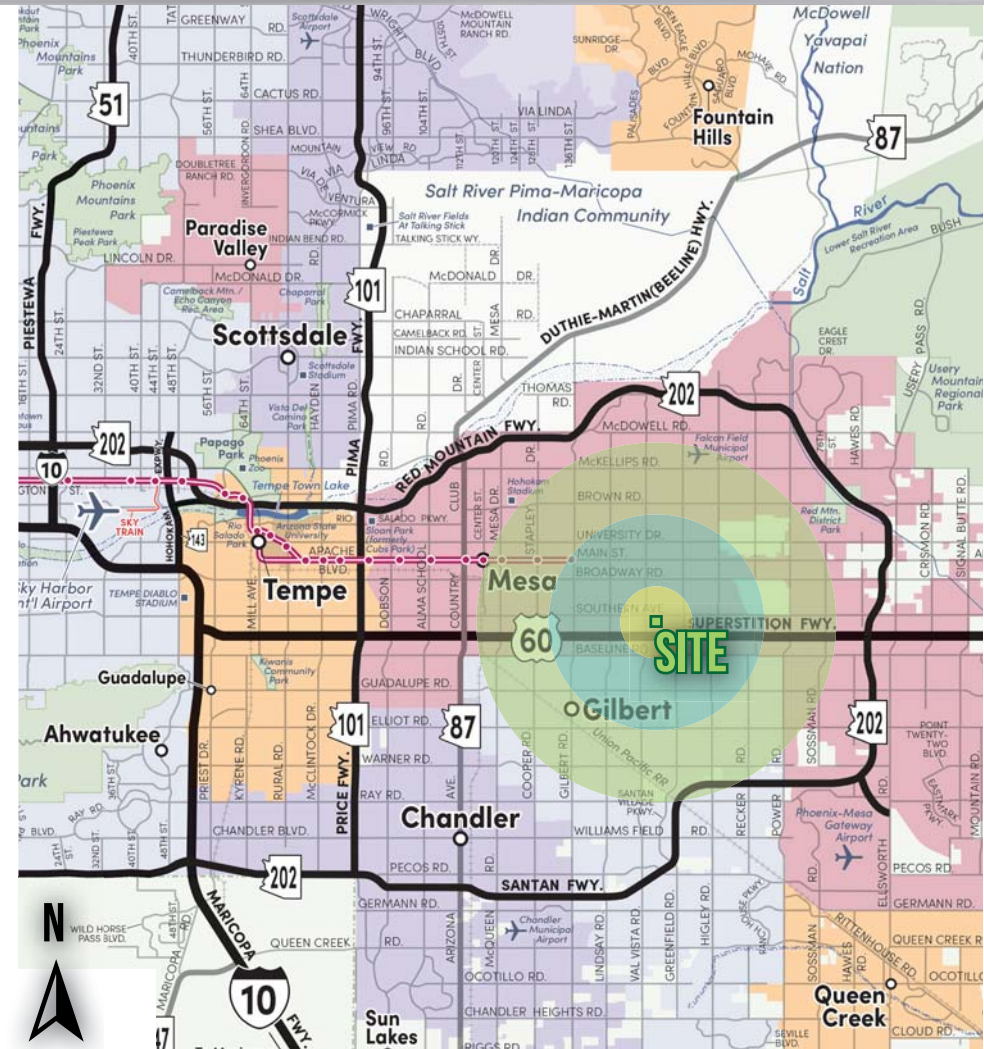
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	16,561	143,753	362,692
Total Households	6,035	56,399	135,447
Average Household Income	\$102,325	\$102,696	\$112,245
Median Home Value	\$437,768	\$421,847	\$446,979
Median Age	34.4	38.7	37.9

TRAFFIC COUNTS

37,191
S VAL VISTA DR

18,919
E SOUTHERN AVE



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